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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Rear two storey extension. 7 West Drive, Aldwick.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately; 4.7m in depth and 7.5m in width at the base of the extension, and will continue the existing pitched roof line at a height of approximately 8m.
SITE AREA	Approximately 0.075 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Various trees on site up to approximately 4m in height that will be unaffected by this proposal.
BOUNDARY TREATMENT	The rear of the property is bounded by 1.8m close-boarded fencing to the north and east, with trees beyond up to approximately 4m in height. The southern boundary is formed of a brick and white painted render wall approximately 2m high.
SITE CHARACTERISTICS	A 1½ storey chalet style semi-detached dwelling formed of white painted render walls and a red pantiled steep pitched roof with side dormers. There is an existing conservatory at the rear of the dwelling that would be replaced by this extension.
CHARACTER OF LOCALITY	Residential road comprising a mixture of individually designed 1½ and 2 storey detached and semi-detached dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	No objection.
Local Groups	None
Others	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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CONCLUSIONS

This proposed extension will continue the existing roof line but is considered to be visually subservient to the existing building due to its location at the rear of the dwelling and depth of only 4.7m. The design is considered to relate sympathetically to the existing building as well as the surrounding area, with the proposal being similar to a rear extension at no. 6 next-door.

There is not considered to be any potential for overlooking from the proposed windows and doors in the rear elevation due to a minimum distance of approximately 40m to the nearest dwelling as well as adequate boundary screening for the ground floor. There are no proposed windows in the side elevations of the extension, but one roof window is to be added to serve an existing bedroom in the northwest roof elevation. It is not considered that this roof light would cause any adverse overlooking effect due to an oblique angle to the roof window of no. 8 West Drive.

In terms of overshadowing, there are no windows in the northwest roof elevation of no. 6 West Drive to be affected. The roof window of no. 8 is located approximately 3m away. Further, the steep pitched roof and low eaves design serves to minimise any adverse overbearing effect.

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of overshadowing, overbearing effect, loss of privacy or overlooking.

Further, the proposal would not be considered obtrusive in the street scene nor would it conflict with the established character of the surrounding area.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

ALDWICK AW/314/05/

Rear two storey extension. 7 West Drive
Aldwick

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).